MINUTES - REGULAR MEETING
SANTA MARIA CITY COUNCIL

CITY HALL COUNCIL CHAMBERS
SANTA MARIA, CALIFORNIA

APRIL 5, 2016

INVOCATION:
Dave Brogren, of Heritage Presbyterian Church, gave the Invocation.

PLEDGE OF ALLEGIANCE TO THE FLAG:
Councilmember Zuniga led the Pledge of Allegiance.

CALL TO ORDER:
Mayor Patino called the meeting to order at 6:30 p.m.

ROLL CALL:
MEMBERS PRESENT
Councilmembers Boysen, Waterfield, Zuniga, and Mayor Patino.

Councilmember Orach was absent.

STAFF MEMBERS PRESENT
City Manager Haydon, City Attorney Trujillo, Director of Community Development Appel, City Librarian Housel, Interim Fire Chief Kenley, Director of Recreation & Parks Posada, Deputy City Manager Stilwell, Deputy City Manager Tse, Director of Administrative Services Visé, Utilities Manager/Deputy Director Clarin, Police Division Commander Greene, Assistant City Attorney Mollenkopf, and Chief Deputy City Clerk Garietz.

1. PROCLAMATIONS/COMMENDATIONS/PRESENTATIONS:

A. PROCLAMATION – SEXUAL ASSAULT AWARENESS MONTH
Councilmember Zuniga presented a proclamation recognizing the month of April 2016 as "Sexual Assault Awareness Month" and encouraging all residents to work together to increase awareness about what can be done to prevent sexual assault and support the victims and survivors in the City.

Teresa Loya accepted the Proclamation on behalf of the North County Rape Crisis Center.

B. PROCLAMATION – CHILD ABUSE PREVENTION MONTH
Councilmember Waterfield presented a proclamation recognizing the month of April 2016 as "Child Abuse Prevention Month" and inviting the public to come together to raise a collective voice against child abuse.

Scott Whiteley, Executive Director of CALM, accepted the proclamation along with CALM Advisory Board Member, Mike Gibson.

Mayor Patino commented on CALM's "I Will Not Be Silent" campaign and encouraged everyone to report incidents of child abuse and/or sexual assaults.

C. PROCLAMATION – FAIR HOUSING MONTH
Councilmember Boysen presented a proclamation recognizing the month of April 2016 as "Fair Housing Month" and promoting equal housing opportunities for all residents of Santa Maria.

Tanya Villegas, with the Legal Aid Foundation, accepted the proclamation.

2. PUBLIC COMMENT PERIOD
Art Foster, representing the Santa Maria High School Race Team, spoke about the re-opening of the race track at the airport, and of the interest in the program by the students. He indicated that 140 applications had been received from students wanting to be on the Team, but only eight could be chosen.

3. CONSENT CALENDAR:

Councilmember Boysen asked to comment on Item 3F.

Item 3F – 2015 General Plan Annual Report
Councilmember Boysen asked for clarification regarding the discrepancy between the number of permits that were approved through the Planning Commission versus the number of permits that were applied for. He also commented that the City approves more than 90 percent of the permit applications it receives.

Director of Community Development Appel responded that the reason for the discrepancy was that many of the applications were processed administratively and could be issued over the counter. He also said that sometimes an applicant changes their mind after going through the application process and moves on to another location after paying for their application.

Councilmember Waterfield asked about Conditional Use Permits (CUPs) and what percentage was approved without going before the Planning Commission.

Director of Community Development Appel responded that about 81 CUPs had been applied for and 27 had gone before the Planning Commission. The rest were administrative.

Consent Calendar Items 3A through 3F were approved on motion by Councilmember Boysen, seconded by Councilmember Zuniga, and carried on the following vote: 4-0-1

AYES: Councilmembers Boysen, Waterfield, Zuniga, and Mayor Patino
NOES: None
ABSENT: Councilmember Orach
ABSTAIN: None

A. ORDINANCES
The reading in full of all ordinances and resolutions was waived. Ordinances on the Consent Calendar were adopted by the same vote cast at the first reading unless City Council indicated otherwise.

B. MINUTES
The Minutes of the regular Meeting of the City Council of March 15, 2016, were approved as submitted.

C. EMPLOYMENT RISK MANAGEMENT AUTHORITY
The City Council adopted Resolution No. 2016-29 authorizing the City of Santa Maria to participate in the Employment Risk Management Authority from July 1, 2016 through July 1, 2019.

Resolution No. 2016-29 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, AUTHORIZING PARTICIPATION IN THE EMPLOYMENT RISK MANAGEMENT AUTHORITY.

D. WARRANTS
Warrant Nos. 199310 to 199568 totaling $2,137,800.10 were ordered ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Administrative Services. Warrant No. 198511 was cancelled.

E. PAYROLL
Payment of payroll was ordered ratified subject to having been certified by the proper Department Heads, as shown on records on file in the Department of Administrative Services and having been approved for payment by the Director of Administrative Services.

F. 2015 GENERAL PLAN ANNUAL REPORT
The City Council received the 2015 General Plan Annual Report and directed the Chief Deputy City Clerk to file said report with the Governor's Office of Planning & Research and Housing & Community Development Department.

4. RENAMING THE SANTA MARIA RIVER LEVEE BIKEWAY. Director of Recreation and Parks Posada gave a presentation as detailed in the Council Agenda Report. He explained that longtime Santa Maria residents, Jeanne Sparks and Barry Stotts, had approached the Recreation and Parks Commission with a recommendation to recognize former City Councilmember and County Supervisor Tom Urbanske for his years of service in the community by naming a facility after him. Staff worked with the County of Santa Barbara's Flood Control Division and came up with the idea to rename the Santa Maria River Levee Bikeway Trail in honor of Mr. Urbanske. Approving Amendment No. 3 to the Multi-Purpose Trail Agreement between the Flood Control District and the City would allow the City to rename the bikeway trail the "Tom Urbanske Levee Trail."

Director of Recreation and Parks Posada closed his report expressing his thanks to Mr. Urbanske for being an outstanding advocate in the community.

Public input
Jeanne Sparks, along with Barry Stotts, thanked City staff and the Recreation and Parks Commission for being so approachable and working to make the name change happen. She indicated that Mr. Urbanske had been instrumental in getting the Board of Supervisors' support in allowing the levee bikeway trail.

Council discussion
The City Council commented on Mr. Urbanske's accomplishments and thanked him for his contributions over the past 35 years.

Resolution No. 2016-30 was adopted approving Amendment No. 3 to the Multi-Purpose Trail Agreement to rename the Santa Maria River Levee Bikeway, on motion by Councilmember Waterfield, and seconded by Councilmember Boysen, and carried on the following vote: 4-0-1

AYES: Councilmembers Boysen, Waterfield, Zuniga, and Mayor Patino
NOES: None
ABSENT: Councilmember Orach
ABSTAIN: None

Resolution No. 2016-30 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING AMENDMENT NO. 3 TO THE SANTA BARBARA COUNTY AND CITY OF SANTA MARIA MULTIPURPOSE TRAIL AGREEMENT.

Director of Parks and Recreation Posada presented Tom Urbanske with a version of the sign that will be posted along the Trail. Mr. Urbanske recalled several remarkable experiences during his career and thanked his wife, Barbara Urbanske, for all of her contributions, as well.

5. BETTERAVIA PLAZA DEVELOPMENT AGREEMENT AMENDMENT. Community Development Director Appel gave a presentation as detailed in the Council Agenda Report. Due to the number of co-owners of the property, an amendment was needed that would include all of them on the Development Agreement; update the signatory; and specify the person to whom all the mail and notifications would be delivered.

Applicant's comments
There were no comments by the Applicant.

Written communications
There were no written communications.

Public hearing
Mayor Patino opened the Public Hearing at 7:11 p.m.

Jeanne Sparks spoke about placing a walking trail along the bluff on Betteravia Road. She also encouraged the development of a Master Plan for Walking Trails, similar to the Bikeway Master Plan.

Hearing no other requests to speak, Mayor Patino closed the public hearing at 7:14 p.m.

Council discussion
There was no Council discussion.

Ordinance No. 2016-08 was introduced for first reading, and continued to the next meeting for second reading and adoption, approving a corrected Development Agreement for Terrace Properties, LLC; Hope-Shields, LLC; Valley Oaks Investments, LLC; and Palmetto Group, LLC, on motion by Councilmember Boysen, seconded by Councilmember Waterfield, and carried on the following vote: 4-0-1

AYES: Councilmembers Boysen, Waterfield, Zuniga and Mayor Patino
NOES: None
ABSENT: Councilmember Orach
ABSTAIN: None

Ordinance No. 2016-08 introduced. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING A CORRECTED DEVELOPMENT AGREEMENT FOR TERRACE PROPERTIES, LLC; HOPE-SHIELDS, LLC; VALLEY OAKS INVESTMENTS, LLC; AND PALMETTO GROUP, LLC, ON APRIL 19, 2016.

6. TWO-YEAR PILOT PROGRAM FOCUSED ON BUSINESS COOPERATION AND RETENTION. City Manager Haydon gave a presentation as detailed in the Council Agenda Report. Santa Maria has long been known as a business-friendly community. However, over the years, the State of California has made it more difficult for California Cities to compete by creating new mandates that impact businesses and operations. More and more, State regulations such as workers comp, pension issues, building and safety regulations, environmental requirements, and the recent State-mandated increase in minimum wage has placed Santa Maria in the more difficult position of retaining businesses. The City does have a few business incentive programs, such as the Revolving Loan Fund, an expedited permitting process, and low business license fees. Staff is bringing forward a Business Cooperation and Retention Program to stimulate private sector investments and to further support the City's economic development efforts relative to light industrial, manufacturing, higher education, and medical businesses. He indicated that the proposed $120,000 to fund the programs would come from the Business Attraction Loan Fund.

Staff is proposing two types of business incentive programs. A Façade Improvement Program and a Job Expansion Program. The Façade Improvement Program would allow businesses to contact the Community Development Director to design planning improvements. The Community Development Director would bring proposed changes to the Business Cooperation and Retention Committee (comprised of the City Manager, Finance Director, and the Community Development Director) for review. A credit of up to $10,000 could be applied to the permitting fees such as growth mitigation, planning, and building fees for structural improvements.

The Job Expansion Program would allow larger employers to create up to 25 new full-time permanent jobs to be eligible for a fee-credit of up to $25,000 toward development, planning, and building fees. Eligible applicants would have to participate in two of three programs the City currently sponsors: 1) the Use Tax Business Cooperation Program; 2) the Serve Santa Maria Program; or 3) the Adopt-a-Road Program.

Public comment.
There were no requests to speak.

Council discussion
Councilmember Zuniga asked about the new employees being hired and if part of the program would include a pay scale fee or if the positions would be minimum wage.

City Manager Haydon responded that staff was in the process of developing the framework for wages.

Councilmember Zuniga asked for the total fund balance of the Business Attraction Loan Fund given that the City was proposing to transfer $120,000 from that Fund to a new Business Cooperation and Retention Program.

City Manager Haydon stated that, as of January 31, 2016, the fund balance was $708,000.

Councilmember Boysen suggested the $15 per hour living wage might be a good benchmark to set with businesses. He also suggested having a couple of people on the Business Cooperation and Retention Committee from the public or Chamber of Commerce.

City Manager Haydon suggested inviting a member of the Economic Development Commission (EDC) to be on the Committee.

Councilmember Boysen asked to amend the resolution to require a specific minimum wage and require an additional member on the Business Cooperation and Retention Committee.

Councilmember Zuniga asked that, if adopted, quarterly reports be provided to Council on the progress of the Program. She also asked that the parameters of the program, once defined by the Committee, be brought back to the City Council for review.

City Manager Haydon clarified that the State's minimum wage requirement was being phased in over the next five years and would not go into effect until 2022. Councilmember Boysen's request was that the starting salaries for the 25 new positions under the Business Cooperation and Retention Program begin at no less than $15 per hour.

It was agreed that new positions over the 25 required for the program could be set at a lower hourly rate, but the first 25 had to start at a minimum of $15 per hour.

Resolution No. 2016-31 was adopted, as amended to include a $15 per hour minimum starting pay requirement for a business to qualify for the Program; provide for an individual of the EDC to be a member of the City's Business Cooperation and Retention Committee; and approve the two-year pilot Business Cooperation and Retention Program, on motion by Councilmember Boysen, and seconded by Councilmember Zuniga, and carried on the following vote: 4-0-1

AYES: Councilmembers Boysen, Waterfield, Zuniga, and Mayor Patino
NOES: None
ABSENT: Councilmember Orach
ABSTAIN: None

Resolution No. 2016-31 adopted. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, APPROVING A TWO-YEAR PILOT PROGRAM FOCUSED ON BUSINESS COOPERATION AND RETENTION.

7. REVIEW OF THE PROPOSED 2016-18 CITYWIDE PRIORITIES AND/OR GOALS. City Manager Haydon gave a presentation as detailed in the Council Agenda Report. On March 10, 2016, the City Council held a goal setting workshop to set the priorities that need to be addressed over the next two years. More than 30 potential goals were discussed and the list was narrowed down to four top priorities: 1) reducing gang violence; 2) retrofitting the old library into new City offices; 3) increasing the availability of water supplies; and 4) continuing economic development and attracting higher paying jobs.

Three additional issues to address in 2016-2018 included: 1) Address inadequate City facilities, specifically look into the feasibility of a sports/soccer complex; 2) reducing the impact of H2A housing on City infrastructure and the community, and engaging the County of Santa Barbara and the farming community; and 3) promoting the possibility for a 4-year University Degree Program in Santa Maria.

Public comment
Jeanne Sparks spoke in support of the new design of the Downtown Specific Plan, increasing hiking and biking trails, improving conditions for the homeless, and increasing job and recreation opportunities for youth.

Council Discussion
Councilmember Boysen stated he wished the Council had had the opportunity to take on more priorities during the workshop, but they needed to narrow down the list of 30 items to a few more manageable goals. He also said he appreciated Ms. Sparks' comments.

Councilmember Zuniga expressed concern that the H2A Program may be bringing in farm workers to supplant the local farm workers who have already established themselves and their families in the community.

Mayor Patino stated the reason farm workers were coming into the community was because there were not enough workers, so H2A was filling a need for growers.

Resolution No. 2016-32 was adopted confirming the priorities and/or goals of the City Council for 2016-18, and approving Exhibit B of the Resolution as the minutes of the March 10, 2016 Special City Council Meeting, on motion by Councilmember Boysen, seconded by Councilmember Zuniga, and carried on the following vote: 4-0-1

AYES: Councilmembers Boysen, Waterfield, Zuniga and Mayor Patino
NOES: None
ABSENT: Councilmember Orach
ABSTAIN: None

Resolution No. 2016-32 introduced. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA MARIA, CALIFORNIA, CONFIRMING PRIORITIES FOR 2016-18 AND APPROVING MINUTES FOR THE MARCH 10, 2016 COUNCIL WORKSHOP.

REPORT BY CITY MANAGER:
City Manager Haydon reported the next City Council meeting would be on April 19, 2016, and would include a presentation by Supervisor Lavagnino on the Summer Youth Program; the Central Coast Water Authority Refunding of Revenue Bonds; the CDBG and HOME Program Allocations Public Hearing; and the 2016 Weed Abatement Program Public Hearing.

ORAL REPORTS OF COUNCILMEMBERS AND OFFICERS (INCLUDING AB1234 REPORTS):
Councilmember Boysen reported that he attended a CCWA Board Meeting where they discussed the acquisition of the 12,000 acre feet of supplemental water. He also reported he attended the retirement party of Bob Geis, County Auditor/Controller.

Councilmember Waterfield did not have anything to report.

Councilmember Zuniga reported that she attended the NAACP breakfast and the Latino Legacy Awards at the Radisson; the Santa Barbara County Housing Authority meeting at the Boys and Girls Club regarding the Depot Street Housing Project; a One Community Action Committee Action Plan Meeting; and a Unity in Community meeting. She announced the 3rd Annual Prayer Walk (a Unity in Community event) would be May 14. She also said she attended a Planning Commission meeting and went to the new Cuyama Library where *Serve Santa Maria* will be doing a landscaping project.

Mayor Patino announced the next *Serve Santa Maria* event would be April 16th at 9:00 a.m. beginning in front of the Abel Maldonado Center. She reported that she attended the Santa Maria Airport Quarterly Meeting; a CALM Recruitment Brainstorming Meeting; the SBCAG and APCD Board Meetings; the Youth Making Change Grant Awards Celebration at the Library; toured the Softec-Mission Hope Cancer Center; attended the One Community Action Coalition Meeting; the YMCA Volunteer Appreciation breakfast; the AG EHS Roundtable; the CALM Open House Ribbon-Cutting; participated in the National Mayor's Challenge for Water Conservation; met with constituents for a meeting regarding a responsible pet ownership ordinance discussion; interviewed for a Hancock College film project; met with the Mussell Senior Center Senior Club; presented a 100th birthday certificate to Bernice Cohen; judged an orchid show; attended a software application demonstration at the Police Department; and attended a meeting with the Santa Maria Railroad.

CLOSED SESSION: The City Council recessed at 7:47 p.m. to a Closed Session regarding Conference with Legal Counsel pursuant to Government Code Section 54956.9 Subdivision (d)(1), Shane Horton v. City of Santa Maria, Case No. D.C. No. 2:14-cv-06135-SJO-PJW.

CLOSED SESSION REPORT:
Following the Closed Session, the City Attorney reported that there was no reportable action taken.

ADJOURNMENT:
There being no further business before the City Council, Mayor Patino declared the City Council meeting adjourned at 7:58 p.m.

APPROVED:

April 19, 2016
Date

Rhonda M. Garietz, CMC
Chief Deputy City Clerk and ex officio Clerk of the City Council

ATTEST:

Rhonda M. Garietz, CMC
Chief Deputy City Clerk

Alice M. Patino
Mayor of the City of Santa Maria